## **UNOFFICIAL COPY**

PREPARED BY:
Albert, Whitehead, P.C.
10 North Dearborn
Suite 600
Chicago, Illinois 60602

RETURN AND MAIL TA

321427227

Doc#: 1304422022 Fee: \$44.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 02/13/2013 09:27 AM Pg: 1 of 4

### **RETURN AND MAIL TAX BILL TO:**

West Pullman Redevelopment LLC 1000 E. 111th Street, 10th Floor Chicago, Jimois 60628

#### SPECIAL WARRANTY DEED

GRANTOR, MPS COMMUNITY I, LLC, an Illinois limited liability company ("Grantor"), having its office at 120 South LaSalle Street, Suite 1850, Chicago, Illinois 60603, for and in consideration of Te 1 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency or which are hereby acknowledged, conveys and warrants to WEST PULLMAN REDEVELOPMENT LLC, an Illinois limited liability company ("Grantee"), having its principal office at 1000 E. 111th Street, 10th Floor, Chicago, Illinois 60628, all interest in the real property situated in the County of COOK, State of Illinois, legally described and identified on Exhibit A, attached hereto.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due and payable, any special assessments not yet due, conditions and covenants of record, zoning laws and ordinances, easements for public utilities and all other matters of record affecting the property.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement, dated as of September 24, 2012 and recorded with the Cook County Recorder of Deeds on November 15, 2012 as Document Number 12332019002, which shall constitute covenants running with the land in favor of the City of Chicago and forming a part of the consideration for the conveyance of the subject premises.

This transaction is exempt under the provisions of Section 31-45, Paragraph (e) of the

Real Estate Transfer Tex Law (35 ILCS 200/31-45)

Attorney for Grantor

 CHICAGO:
 \$0.00

 CTA:
 \$0.00

 TOTAL:
 \$0.00

 25-20-312-009-0000 | 20130201600817 | T7F7US

 REAL ESTATE TRANSFER
 02/08/2013

 COOK
 \$0.00

 ILLINOIS:
 \$0.00

 TOTAL:
 \$0.00

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## **UNOFFICIAL COPY**

All the terms, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated: February 6, 2013

#### MPS COMMUNITY I, LLC

By: Mercy Portfolio Services,

a Colorado non-profit corporation.

ts: Sole Member

L'arlene A. Dugo

Its: Vice President

State of Illinois )
) SS.
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Darlene A. Dugo, personally know to ne to be the Vice-President of Mercy Portfolio Services, which is the sole member of MPS COMMUNITY I, LLC, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this  $6^{+5}$  of February, 2013.

NOTARY PUBLIC

HOLLY KAVIS
NOTART PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/18/15

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#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

LOT 9 IN BLOCK 13 IN FRE DERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address:

11625 25-20-31. OPECOAL COUNTY CLERK'S OFFICE 11625 S. Ada, Chicago, Illinois

PIN:

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### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 4, 2013	
	Signatures "OF To Canto Str Algent
Subscribed and sworn to before me  By the said	Cheryl Ann Nutley Notary Public, State of Illinois My Commission Expires 0/10/2015
This, day of	

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 6, 20	13
/	Signature: Muly Har
	Grantee of Agent
Subscribed and sworn to before me  By the said	"OFFICIAL SEAL"
This, day of	Notary Public School Nutley
Troimy I done	My Commission Expires 9/10/2015

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)